

DECLARATION OF DEFAULT AND DEMAND FOR SALE

Our File No. _____ Loan No. _____

NOTICE IS HEREBY GIVEN THAT: **Lender's Foreclosure Services**, as the duly appointed or substituted Trustee, you are notified of a breach of and default in the obligations secured by that certain

Trust Deed dated: _____, EXECUTED BY (Original Trustor): _____

Property Address: _____

_____ of official records in the Office of the Recorder of _____ County, State of California.

Original Beneficiary(ies) _____

BREACH AND DEFAULT HAS OCCURRED FOR NON-PAYMENT OF THE FOLLOWING:

By reason of this default the undersigned, who hold(s) the beneficial interest, make(s) this declaration of default and elect(s) to cause the trust property to be sold to satisfy the obligations secured by this trust deed. Now owing, the unpaid sum of \$ _____ with interest from _____ on the unpaid principal balance of \$ _____ and all sums advanced or expended as per the terms of this Trust Deed, together with interest as provided.

I/We hand you herewith copies of the said trust deed and note together with any assignments, substitution, and also receipts for all sums advanced or expended and will further deliver to you all receipts for any additional sums advanced or expended.

The undersigned hereby promise(s) and agree(s) to pay your trustee's fee in the amount permitted by law, together with all costs and expenses incidental to these proceedings. It is agreed and understood that you may not proceed with the sale and/or deliver your trustee's deed until all fees and costs have been paid. I/We also agree to pay on demand, as well as indemnify and hold you harmless from and against all costs, damages, attorneys' fees, expenses, obligations and liabilities of any kind which you may incur or sustain by reason of this default and foreclosure proceeding and/or the sale of the trust property by reason of any act of omission or commission on the part of others and the undersigned, for whom you are acting, as an agent.

Owner Occupied? Yes No

Unruh Act? Yes No

Property Address: _____

Owner: _____

Present Beneficiary(ies):

Signature

Date